

September 22, 2009

Revised Preliminary Site Plan

& Revised Conveyance Plat: Frisco Corners Addition, Block 1, Lots 17 & 18
(PSPCP09-0006)

Owner(s): Castle Montessori of Frisco LP.

DESCRIPTION:

A child day care and one office building on two lots on 3.5± acres on the east side of Legendary Drive, 380± feet south of Lebanon Road. Zoned Commercial-1. Neighborhood #30. RC

REMARKS:

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Access:	Access is provided from Legendary Drive.
Cross access:	Cross access is provided to the north and east.
Parking:	Parking is adequate.
Open space:	Open space is adequate.
Tree Preservation:	The site does not contain any protected trees.
Screening:	Screening is not required.
Façade Plan:	A façade plan has been submitted for review.
Additional Information:	The applicant has submitted a Specific Use Permit for a child day care, and it has been reviewed concurrently with this submittal. The proposed day care is 17,633 square feet with a proposed maximum capacity of 250 children. They are providing 19,069 square feet of open play area, exceeding the requirement of 65 square feet per child (16,250 square feet). The applicant's policy requires parents to go inside the facility to check in and out their child. Additional parking has been provided in accordance with the recommendation from the parking and queuing study which was reviewed and approved by the City's Traffic Engineer.

A preliminary site plan for the property was approved by the Planning & Zoning Commission on June 23, 2009. The applicant has revised the preliminary site plan to accommodate for the development of the child day care center and one additional office building instead of two.

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The plat subdivides Lot 16B into Lots 17 and 18 and dedicates necessary easements for the development.

RECOMMENDATION:

Recommended for approval subject to:

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1. Staff approval of the façade plan.
2. City Council approval of the Ordinance for SUP09-0009 to allow a child day care center.

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As submitted.